

Summary

Lead Appr: SR 4/15/26 Clerk: lak 4.16.26 Lead Clerk: Appr: ZH 4/22/26

Print Date: 3/10/2026

Acct ID: 125437 MTL: 072W07BC00800P1 Date: 4/13/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 4155 LANCASTER DR NE # 10 SALEM, OR 97305 MaSaNh: 14 05 001 Unit: 140375 Year: 2026

Last Date Appraised: 08/23/2010 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: Owner: PEDRO ANDRES, DIEGO A Last Sales Date: 12/05/2025 Roll Type: MS Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCR TTO INSP AV: 26570 RMV Land: 0 RMV Imp: 45320 RMV Total: 45320 MAV: 26570 MSAV: 0 SAV: 0 Comment: CHEMEKETA MOBILE VILLAGE, SPACE #10, MS SERIAL # 64243CKFRS3949, X # X00098182, PERSONAL MS

UPDATE SF TO MATCH APEX

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24620 Stat Class: 456 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 1440 % Complete: 100.00
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 60x24 RMV: 45320
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	5	Finished	1440 1430	3	FB-2	1973	1973	SKIRT, KIT+, BATH - 2, ROOF+, HVAC+	Y N

MATCH APEX

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
ENCLOSED PORCH	3	182	1973	1583	0	Y N
ROOF EXTENSION OR PATIO COVER	5	70	1973	589	0	Y N
ROOF EXTENSION OR PATIO COVER	5	460	1973	3869	0	Y N

- CERT. VALUE : \$55,010

- NO MLS # FOUND

- SIDING NEEDS CLEANED/PAINTED - LOOKING TIERED

- NO OBSERVED EXT. CHANGES SINCE PRIOR CYCLE





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 125437

MTL: 072W07BC00800

MaSaNh/P.Class: 1405001/019

Appraiser: ZACK HARROLD

MS Acct: 125437

Date Printed: 3/10/2026

Situs: 4155 LANCASTER DR NE # 10 SALEM, OR 97305

Grantor:
FIGUEROA, VALENTIN AYALA &

Grantee:
PEDRO ANDRES, DIEGO A

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 55010
Sale Date: 12/5/2025 Total: 55010
Sale Price: 40000 Ratio (Cert. Total RMV/Sale Price): 138
Condition Code: **020**

Attempt	Date/Time	Reason
1 st	4/13/26 12:10	LCB
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: MLS: Y N
- Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
- Did the seller pay closing costs or make other concessions? \$ _____ Y N
- Was the sale between related parties? (business or family) Y N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
- Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

- Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments: **NO MLS FOUND. NOT EXPOSED TO OPEN MARKET.
NO RESPONSE FROM HOME OWNER.**

Appraiser: **ZH** Date: **4/13/26**





M125437 072W07BC00800 Appr #: DT4 Date 10-30-13 Prop Class 019 Prop Code T56
 Situs Address 4155 LANCASTER DR NE, #10 Franchise Code 04 Year For: 2014-2015
 Owner FIGUEROA, VALENTIN AYALA &

Notes: Same home as last visit Tags Cycle Sales Verification Other: _____

RMV Imp: 13,250 RMV Total: 13,250 M50 Total: 13,250

Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1440 Eff Area 1440 Length 60 Width 24
 Make: KIT Model: ROYAL OAKS Intfinish: PANEL Roof Cover METAL
 Plumbing BATH2 Heat: FA Fireplace: Inter. Comp: CKTP;OVEN-S;DW;DSP Bedrooms 3
 Year Built 1973 Eff. Year Built 1973 Cond. P F A G E
 Adj Code MSLCMD Qlty _____ % Comp _____ Func _____ Econ _____ RMV 10,470
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type PA Seg. # 1.3 Method: R05 Class Area 460 Eff Area 460
 Length 39 Width 10 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1973 Cond. P F A G E % Comp _____ Econ _____ RMV: 1,510
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type PF Seg. # 1.4 Method: R05 Class Area 70 Eff Area 70
 Length 10 Width 7 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1973 Cond. P F A G E % Comp _____ Econ _____ RMV: 230
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type EP Seg. # 1.5 Method: R05 Class 3 Area 182 Eff Area 182
 Length 7 Width 26 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1973 Cond. P F A G E % Comp _____ Econ _____ RMV: 880
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type WL Seg. # 2.1 Method: F;N Class Area Eff Area 0
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A G E % Comp _____ Econ _____ RMV: 0
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings and Skirting

Seg.Type MHSK Seg. # 1.2 Method: M04 Class Area 168 Eff Area 168
 Length Width Foundation Ex. Wall METAL Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp Elect. Yr. Blt. 1973 Eff. Yr. Blt: 1973
 Cond. P F A G E Adj. Codes % Comp _____ Func _____ Econ _____ RMV: 160
 Lump Sum _____ Except Code/Year _____ Comments _____

1995



CALCULATIONS:

SCALE: 1" = 20'